079.0	0001	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	880,500 / 880,500
					USE VALUE:	880,500 / 880,500
					ASSESSED:	880,500 / 880,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
281		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LIU WENYUN & CHEN YUZHI
Owner 2:	
Owner 3:	
Street 1:	281 SUMMER STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SAMPSON KELLY A -
Owner 2:	-
Street 1:	281 SUMMER STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 13,139 Sq. Ft. of land mainly classified as Two Family with a Multi- TnHs Building built about 1951, having primarily Vinyl Exterior and 2912 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	13139.000	418,900		461,600	880,500
Total Card	0.302	418,900		461,600	880,500
Total Parcel	0.302	418,900		461,600	880,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 302.37 | /Parcel: 302.3

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

49003

GIS Ref

GIS Ref

Insp Date

09/17/18

!6431!

PREVIOUS ASSESSMENT

Parcel ID 079.0-0001-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	419,100	0	13,139.	461,600	880,700	880,700	Year End Roll	12/18/2019
2019	104	FV	361,500	0	13,139.	468,200	829,700	829,700	Year End Roll	1/3/2019
2018	104	FV	361,500	0	13,139.	349,500	711,000	711,000	Year End Roll	12/20/2017
2017	104	FV	339,000	0	13,139.	316,500	655,500	655,500	Year End Roll	1/3/2017
2016	104	FV	339,000	0	13,139.	303,400	642,400	642,400	Year End	1/4/2016
2015	104	FV	282,700	0	13,139.	257,200	539,900	539,900	Year End Roll	12/11/2014
2014	104	FV	282,700	0	13,139.	244,000	526,700	526,700	Year End Roll	12/16/2013
2013	104	FV	235,100	0	13,139.	232,100	467,200	467,200		12/13/2012

PRINT

Date	Time
12/10/20	21:12:45

LAST REV

Date	Time
10/02/18	11:15:58

apro

PAT ACCT.

6431

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAMPSON KELLY A	43636-567		9/1/2004	Change>Sale	370,000	No	No		
FITZGERALD JAME	30351-475		6/28/1999	Convenience	135,000	No	No		
	20449-484		3/1/1990		170,000	No	No		Y

USER DEFINED

Prior Id # 1:	49003
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/20/2004	1029	Addition	50,000			G6	GR FY06	2ND FLR BY OWNER

ACTIVITY INFORMATION

Date	Result	By	Name
9/17/2018	MEAS&NOTICE	PH	Patrick H
5/28/2009	Measured	189	PATRIOT
4/25/2005	Permit Visit	BR	B Rossignol
4/25/2005	Info Fm DEED	BR	B Rossignol
4/22/2005	Fieldrev-Chg	BR	B Rossignol
11/8/2004	MLS	HC	Helen Chinal
11/9/2000	Hearing Chag	201	PATRIOT
11/1/2000	Inspected	264	PATRIOT
1/10/2000	Measured	276	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		13139		Sq. Ft.	Site		0	70.	0.50	5			Med. Tr	-10	Ledge	-10			461,635						461,600	

Total AC/HA: 0.30163 | Total SF/SM: 13139 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 461,635 | Spl Credit | Total: 461,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	14 - Multi- TnHs		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	6 - Slab		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	20	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.01057696
Const Adj.:	0.97608006
Adj $ / SQ:	138.097
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	514586
Depreciation:	95713
Depreciated Total:	418873

COMMENTS

643-5324.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	2	HB	

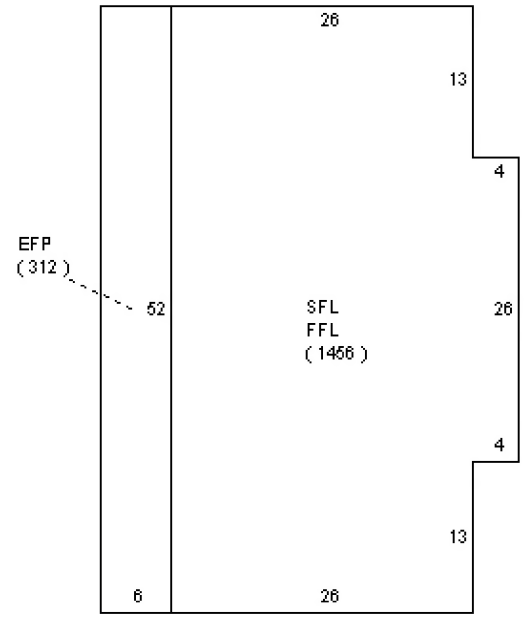
REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	4	2	
Totals			
2	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	138.10
Special Features:	0	Val/Su Net:	129.93
Final Total:	418900	Val/Su SzAd	143.85

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,456	138.100	201,069
SFL	Second Floor	1,456	138.100	201,069
EFP	Enclos Porch	312	35.090	10,948

Net Sketched Area:	3,224			Total:	413,086
Size Ad	2912	Gross Are	3224	FinArea	2912

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

079.0-0001-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	